







A beautiful five bedroom detached home, situated within the desirable village of Rolleston on Dove, having good access to a range of local amenities and transport links. The property benefits from a double garage, large driveway providing ample parking, two reception rooms, stunning kitchen diner, shower room and bathroom, two en-suites and five well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hallway

With central heating radiator, front entrance composite door, built in double cupboard, stairs rising to the first and doors leading off to:

### WC/cloaks

With central heating radiator, low level wc, wash hand basin with mixer tap and a double glazed window to the rear elevation.

### Living Room

With central heating radiator and a double glazed bow window.

### Kitchen Diner

With a selection of matching wall and base units having a white quartz preparation work surface, four ring induction hob, electric double oven, integrated microwave, fridge freezer, dishwasher, kick space heater, sink with mixer tap and drainer, under counter drawer units, double glazed windows to the rear elevations, double glazed French doors leading onto the patio area, central heating radiator, storage cupboard and door leading to the sitting room.

### Sitting Room

With central heating radiator, double glazed windows to the side and rear elevation, double glazed French doors leading out onto the patio and a door leading to the utility room.

### Utility Room

With a selection of wall and base units, space for



washing machine and tumble dryer, sink with mixer tap and drainer, central heating radiator, storage cupboard and double glazed window and door to the side elevation.

### First floor landing

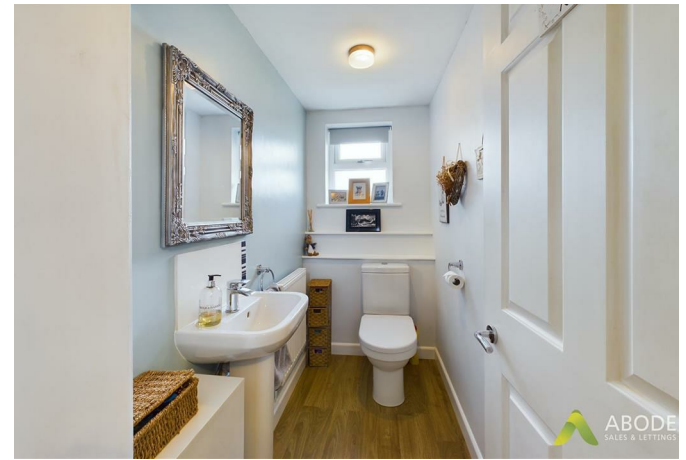
With airing cupboard, recessed spotlighting, loft hatch and doors leading off to:

### Shower room

With a two piece suite comprising: wash hand basin individual hot and cold taps, shower cubicle with glass door











and gravity shower over, heated ladder towel rail, double glazed window to the rear elevation, recessed spotlighting and partly tiled walls.

#### Master Bedroom

With two central heating radiators, three double glazed windows to the front elevation, built in wardrobes and a doors leading to the en-suite shower room.

#### En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, double shower cubicle with glass sliding door and rain shower over with handset, heated ladder towel rail, recessed spotlighting and a double glazed window to the side elevation.

#### Bedroom Two

With central heating radiator, double glazed window to the front elevation and an opening leading to the en-suite shower room.

#### En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower cubicle with glass bi-folding door, heated ladder towel rail and an electric extractor fan.

#### Bedroom five

With central heating radiator and double glazed windows to the side and rear elevation.

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, bath with mixer tap over, partially tiled walls and a double glazed

window to the rear elevation.

#### Outside

The outside of the property to the front elevation offers a large driveway for multiple vehicles with a laid to lawn garden adjacent. The rear elevation features a generous garden, mainly laid to lawn with a patio area directly attached to the property, further seating area can be found to the right of the lawn and a hot tub area to the right.























Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

203.46 m<sup>2</sup>

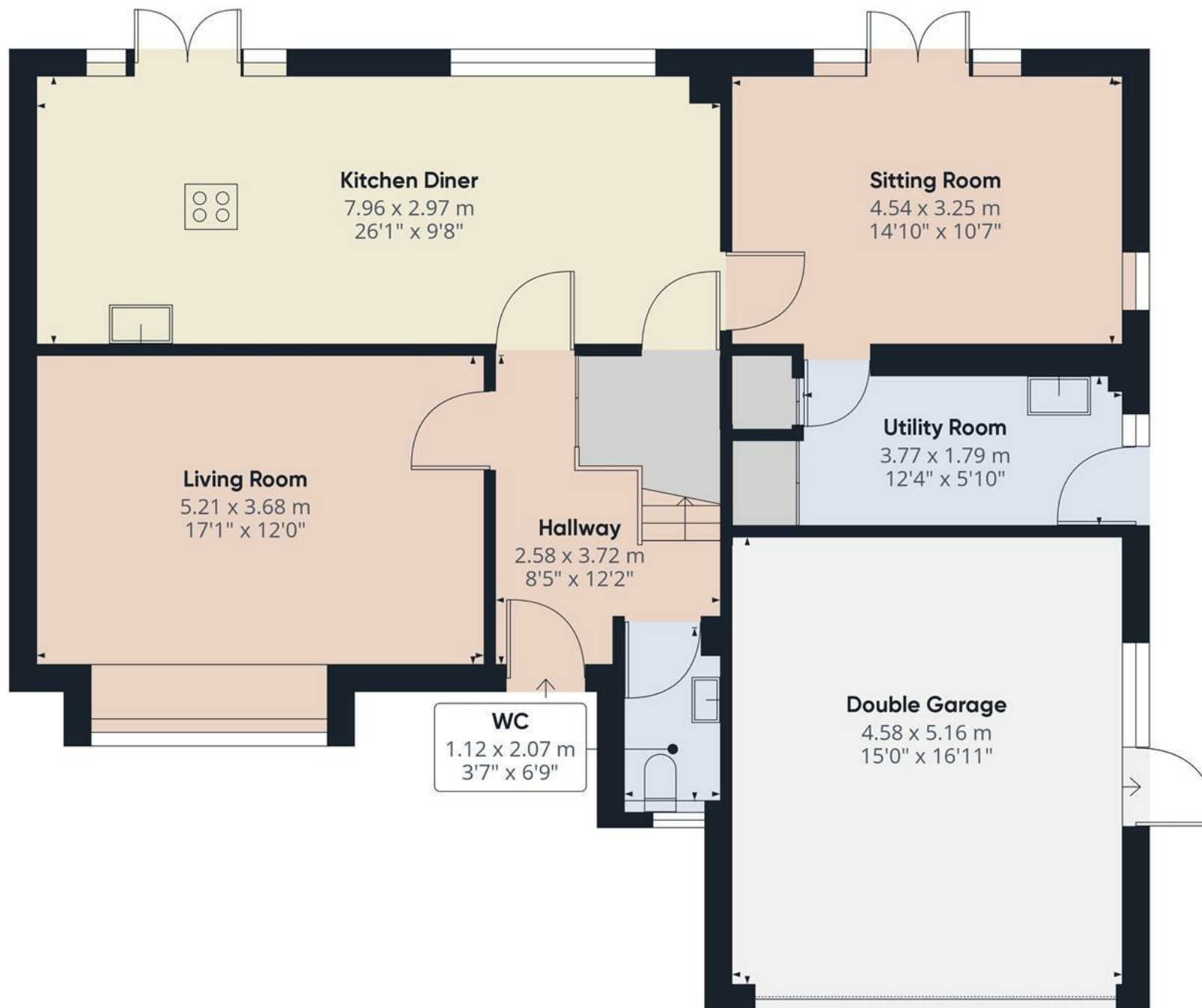
2190.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>

104.28 m<sup>2</sup>

1122.51 ft<sup>2</sup>

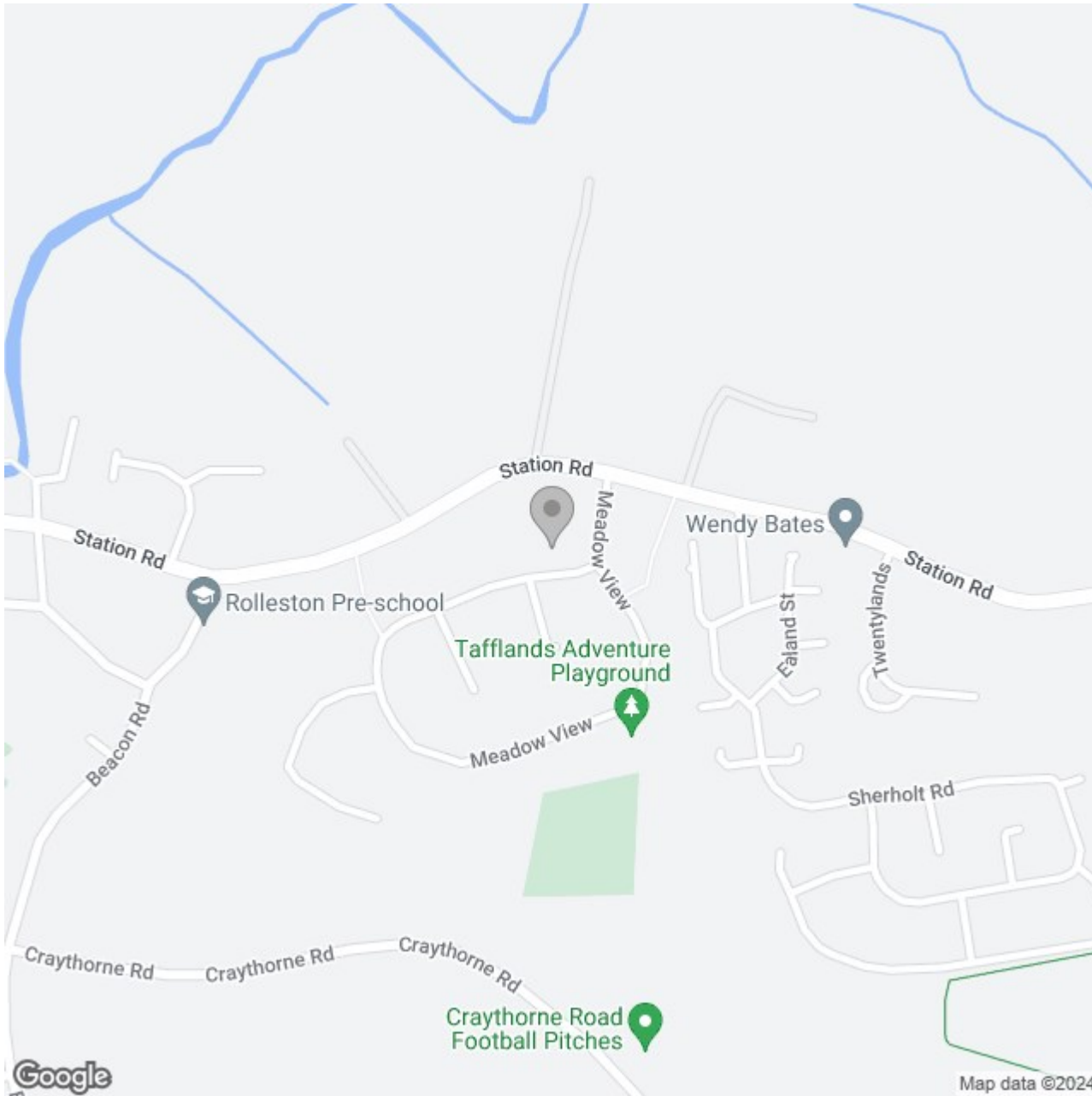
(1) Excluding balconies and terraces.

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Floor 0





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	